

Ratio Study Narrative 2023

General Information	
County Name	Lawrence

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
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Sales Window	<p>Residential Vacant 1/1/2021 to 12/31/2022</p> <p>Commercial Improved (Grouped) 1/1/2020 to 12/23/2022</p> <p>Commercial Improved (Shawswick) 1/1/2021 to 12/31/22</p> <p>Residential Improved (Indian Creek, Marion, Marshall, Shawswick, Spice Valley) 1/1/2022 to 12/31/2022</p> <p>Residential Improved (Bono, Guthrie, Perry, Pleasant Run) 1/1/2021 to 12/31/2022</p>
If more than one year of sales were used, was a time adjustment applied?	<p>If no, please explain.</p> <p>The sale window for Residential Vacant was expanded to include sales from 1/1/2021 to 12/31/2022. Not enough market data was available and no discernable change in market values was observed between 2021 and 2022 sales to establish a time adjustment for 2021 sales so no time adjustment was applied to the 2021 sales.</p> <p>The sale window for Commercial Improved was expanded to include sales from 1/1/2020 to 12/31/2022. Not enough market data was available and no discernable change in market values was observed between 2020 and 2022 sales to establish a time adjustment for 2021 sales so no time adjustment was applied to the 2020 and 2021 sales.</p>

	If yes, please explain the method used to calculate the adjustment.
	<p>The sales windows for Perry Township Residential Improved and for the Residential Improved grouping of Bono, Guthrie and Pleasant Run Townships were expanded to include sales from 1/1/2021 through 12/31/2022..</p> <p>The 2021 sales for these townships were time adjusted using an annualized rate of 5 %. The yearly CPI was 6.5%. The US Federal Housing Authority housing index for Indiana in 2022 was 9.5% and Zillow’s index for Indiana for 2022 was 7.1%.</p> <p>These Townships have a far less active real estate market than the rest of the County, especially compared to Marion, Marshall and Shawswick. With real estate markets that lag the rest of the county a 5 % rate was considered reasonable.</p>

Groupings
<p>Please provide a list of townships and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in the market.</p> <p>**Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department**</p>
<p>In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.</p> <p>For residential improved the townships of Bono, Guthrie and Pleasant Run have been grouped together for one sales pool. These three townships comprise the eastern third of the county. They are very hilly, heavily wooded and the most sparsely populated townships in the county. The small towns within the townships have very limited sales, typically at the lower end of sales</p>

within the county. Most home sales within these three townships fall within the \$75,000 to \$175,000 range.

The townships of Indian Creek and Spice Valley have been combined in a second residential improved grouping. These two townships comprise the southwest corner of the county. There is little discernable difference between the townships as far as topography, mix of property types or price range of homes. This is a very hilly rolling area bisected by the White River. Both townships have small towns with homes typically at the lower end of the real estate market within the county. There are a limited number of rural subdivisions developed in the 1980's with a mix of ranch and bi-level homes. Typical price ranges of homes in these townships tends to fall between \$80,000 and \$275,000. Both townships also abut the Crane Naval Weapons Center on the west.

For **residential vacant**, all townships, excluding Shawswick, have been combined into one grouping. Most sales of land within Shawswick Township are primarily for future new construction of homes for people working in the Bedford area. Once you get outside of this township the demand for unimproved residential property is driven by town factors. The first is building sites for people that live within Lawrence County but work in other counties. Both Perry and Marshall Townships have larger numbers of people that work in Monroe County while in Indian Creek many of the residents work at the Crane Naval Weapons Center in Martin County. The second determinant of land sales is out-of-county buyers wanting recreational sites for hunting and fishing. Sites such as these are found throughout the townships away from Bedford and tend to sell in the same price range.

For **commercial improved** Shawswick Township serves as one study group and Marion Township serves as a second group. There were 2 useable valid commercial improved sales outside of those two townships (one sale from Pleasant Run and one from Spice Valley). These two sales have been included with the Marion Township group in order to be represented in the Ratio Study. They are both rural offices and more typical of similar properties found within Marion Township.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Indian Creek (-11.3%)	There are only 8 parcels in this group. Most of the change can be attributed to Parcel #47-05-24-400-013.000-003, which decreased from \$262,700 in 2022 to \$95,700 in 2023. This parcel was a mixed-use property. The house and part of the land was split off for 23/24.

Commercial Vacant	<p>Marshall (+46.7%)</p> <p>Perry (+146.1%)</p> <p>Spice Valley (-11.9%)</p>	<p>There are only 7 parcels in this group. Most of the change is coming from Parcel #47-03-08-300-083.071-006, which increased from \$70,800 in 2022 to \$157,300 in 2023. The change is due to a use change, 1 acre changed to primary at \$100,000 for 23/24.</p> <p>Only 2 parcels in group for 2023 and only 1 parcel in group for 2022. Parcel # 47-04-27-201-094.011-007 is new to the group for 2023. This is a split parcel which added \$58,800 to the group total.</p> <p>There are only 4 parcels in this group. Three of the 4 parcels decreased. The decreases are from removing the land trend factor on commercial properties in Spice Valley Township as part of the updated Land Order.</p>
Industrial Improved		
Industrial Vacant		
Residential Improved	Perry (+10.6%)	The increase in Perry Township Res Improved is due to 3 factors: (1) Increases in the trend factors based upon sales; (2) Changes made during Phase 1 of the Cyclical Reassessment; (3) The number of new homes that were added for 23/24. There were 11 new homes added

		resulting in increases from \$176,000 to \$458,800 each. There were 669 parcels in this group in 2022 and now 691 in 2023. These additional parcels added significantly to the assessed value increase.
Residential Vacant	Bono (-11.5%)	Most of the decrease is due to changes to two parcels: #47-15-15-200-029.000-001, which decreased from \$65,900 in 2022 to \$10,300 in 2023, this parcel had a house that was split off along with part of the land for 23/24; and 47-10-27-401-009.000-001, which dropped from \$26,700 in 2022 to \$5,700 in 2023. This parcel had a house in 2022 which was razed for 2023.
	Pleasant Run (-11.5%)	The bulk of the decrease in this group is from Parcel #47-02-02-302-040.001-008, which decreased from \$192,200 in 2022 to \$14,700 in 2023. Parcel was Ag Improved class in 2022. The house, other improvements and part of land were split off for 23/24.

Cyclical Reassessment
Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.
25% Of each property class in <u>each tax district</u> are reviewed in each phase. 25% of each township was reviewed during Phase 1, (2022).

Was the land order completed for the current cyclical reassessment phase?

Yes. The land order was completed in 2021 for Phase 4 of the prior Cyclical Reassessment. Land values were reviewed and revised in 2022 and a new land order was completed for Phase 1 of the current Cyclical Reassessment.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g., effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

The county has two methods of changing effective ages that are applied to sold and unsold property. The first step in changing effective ages is made during the second (review) step of the Cyclical Review. Data collectors make the initial on-site physical inspection during the reassessment process and their work is then reviewed by a Level 3 Assessor.

As part of this review effective ages are often changed based upon the degree of changes from minor adjustments for items such as the addition of central air units, or the addition of small exterior features like a patio. New roofs, which are predominantly standing seam metal, new siding, and larger new exterior features require more significant changes to the effective age. Home additions and replacement of multiple components result in the largest changes to effective ages.

In addition to effective age determinations made during the Cyclical Review the county has implemented a multi-step process for obtaining data relative and pertinent that would yield a change in the Effective Age which corresponds to a potential value change. This is done utilizing a "Remodel Worksheet Questionnaire" which covers all components of the structure including electrical, framing, light fixtures, painting, plumbing, roofing, etc.

The questionnaire is used to obtain dates as to when each component of the home was updated or if it was original. Data from this remodel sheet is plugged into another worksheet which is used to calculate the overall effective age based upon the weighted contribution of updates.

The questionnaire is sent to sellers of homes, to home owners that have obtained building permits and are left with homeowners by the field data collectors when the data collectors notice the home has been remodeled.